

Chief Executive Officer's Report on Submissions, Responses and Proposed Actions

Preliminary Consultation on Proposed Amendment to the
Carrigaline Electoral Area Local Area Plan 2011 –
Shannonpark Framework Master Plan

Volume 1
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Appendix 1: Full list of submissions by Interested Parties

1. Overview of this Report

The purpose of this report is to provide a description of the Section 20 Preliminary Public Consultation undertaken on the Proposed Amendment to Shannonpark Electoral Area Local Area Plan 2011 to incorporate the Shannonpark Master Plan.

2. Background Documents

In accordance with the specific objectives identified in the Carrigaline Electoral Area Local Area Plan 2011, the Planning Policy Unit in Cork County Council has prepared a Framework Master Plan for the Shannonpark site. This Framework Master Plan is intended to guide the future development process on land that has multiple land owners and diverse competing land use requirements. In order to prepare the Framework Master Plan, the Council commissioned a number of consultants to carry out evidence based research for the following;

- Transportation consultants to carry out a transport assessment of the likely impact of this future development on the overall transport network in the area.
- Ecological consultants to carry out a Preliminary Appraisal of the ecological status of the areas

These separate documents provided information that assisted in the preparation of a final Masterplan document which informed the proposed amendment to the Carrigaline Electoral Area Local Area Plan 2011. This proposed amendment will give the Shannonpark proposals statutory footing and the Masterplan document will act as a background planning guidance document to inform the future development of the site.

In addition to the evidenced based research which was carried out, an environmental report was prepared in collaboration with the Environmental Protection Agency (EPA). The purpose of the report is to provide a clear understanding of the likely environmental consequences of decisions regarding development under this strategy. The SEA is being carried out in order to comply with the provisions of the SEA Regulations and in order to improve the planning and environmental management of the area.

In addition a Habitats Directive Screening Report (Appropriate Assessment Screening) was undertaken in accordance with requirements of Article 6(3) of the EU Habitats Directive (43/92/EEC) as transposed into the European Communities (Birds and Natural Habitats) Regulations 2011 to determine whether or not the implementation of the plan could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process must be carried out at all stages of the plan making process.

The main landowner commissioned a site specific flooding report for the entire Masterplan site to analyze the extent of potential flood risk at Shannonpark. In addition throughout the Masterplan

process this landowner produced indicative site layout maps for his portion of the masterplan site, this was to enable housing quantum's to be identified.

3. Public Consultation

Prior to the public consultation exercise Cork County Council engaged with the key infrastructure providers (stakeholders) in November 2014 to discuss the planning and infrastructure requirements of the Framework Masterplan. In addition to the statutory requirement for public consultation the Council identified the need for a preliminary public consultation exercise for the Framework Masterplan Document and the Proposed Amendment to the Carrigaline Electoral Area Local Area Plan under Section 20 (1) of the Planning and Development Acts. The Framework Master Plan for Shannonpark is a non-statutory background document which provides more detailed design proposals which will inform an amendment to the Carrigaline Electoral Area Local Area Plan 2011. The public consultation period for these documents was advertised on the Council's web page and in the Examiner newspaper. The 4 week period ran from the **22nd of June to the 20th of July 2015**. In addition, the public consultation notice advised landowners and developers that they were welcome to have meetings with Council officials. These meeting were held during the period of public consultation.

During the 4 week public consultation process 10 submissions were received from key stakeholders and from landowners and/or agents representing them. Detailed summaries of these submissions are available in Volume 2 of this report. In addition to the detailed summaries, the table identifies principal issues raised in the submissions and proposed actions that may result in changes to the proposed amendment. A list of the submissions received is available in Appendix 2.

4. Principal issues emerging from the Submissions

There are 4 broad themes that emerged from the submissions made:-

a) Flood Risk

A number of submissions requested further flood risk assessments on the site. These requested details included the following:-

- No stage 2 FRA has been carried out. The stage 2 FRA should incorporate the application of the sequential approach and where applicable the justification test to areas/land.
- It would be welcomed if the flood risk maps are updated e.g. include the use of the Lee CFRAM flood risk maps and other available relevant information. The current maps appear to be JBA consultant defined maps. These have limitations including certain tributaries having no flood risk assign to their reaches. Also, groundwater and pluvial flood risk appears to of been assessed.
- The flood zones included in the proposed amendment have not been justified and do not accurately represent the extent of flood risk on the Cooney lands.

Individual responses and proposed actions to the emerging issues are outlined in Volume 2.

b) Provision of key infrastructure

The key infrastructure providers were generally supportive of the proposed amendment and framework master plan. However, the following points were raised:-

- The NRA has the following observations. The importance of the M28 Cork to Ringaskiddy Motorway Scheme, there needs to be an emphasis on accelerated modal shift to sustainable transport within the Carrigaline and the N28 corridor. The NRA will not be able to fund the existing national road as per the Masterplan. The M28 is a high priority for the NRA.
- An upgrade to the Shannonpark Roundabout is required.
- Provision of the Lower Harbour Waste Water Treatment Plant is required.
- The site should have a mix of house types that will cater for both social housing and housing for the elderly. In addition the commercial centre should have childcare facilities and a site should be examined for a cultural centre.

Individual responses and proposed actions to the emerging issues are outlined in Volume 2.

c) Public Transport

- The NTA have indicated that they have no immediate funding available for the sustainable travel projects in Carrigaline but that they support the provision of public transport accessibility, permeability, connectivity, appropriate densities and car parking regime. The NTA are supportive of Cork County Council's proposal to carry out a multi-agency review of the existing public transport network and examine routes to both Cork City and Ringaskiddy.
- The NRA requests that there needs to be an emphasis on accelerated modal shift to sustainable transport within the Carrigaline and the N28 corridor.

d) Phasing and Implementation

- In the submission made by Astra Construction they argued that they needed flexibility in the implementation of phase 1. Their preference would be to make a planning application for 300 houses in phase 1 with only 200 being occupied until the outstanding infrastructure is put in place. The revised Traffic Assessment prepared by Arup states that only 200 houses can be accommodated without the Shannonpark roundabout upgrade or the M28 junction improvement at Shannonpark.

Individual responses and proposed actions to the emerging issues are outlined in Volume 2.

5. Next Steps

The report on submissions received together with the proposed actions will be presented as a briefing to the Carrigaline Municipal District Council. Following this, Cork County Council will issue a statutory notice in accordance with Section 20 of the Planning and Development Act 2000 giving notice of their intention to amend the Carrigaline Electoral Area Local Area Plan 2011. Following a period in which the public can make submissions, the County Council will decide whether or not to make the proposed amendment.

Appendix 1: Full list of submissions by Interested Parties

Unique Reference Number	Name of Interested Party
Statutory Bodies	
MPS15/2160	Department of Environment Community and Local Government
MPS15/2169	Office of Public Works
MPS15/2175	Environmental Protection Agency
MPS15/2178	Irish Water
MPS15/2179	National Transport Authority
MPS15/2182	Department of Communication Energy and Natural Resources
MPS15/2184	National Roads Authority
All Other Submissions	
MPS15/2176	Cooney Estate
MPS15/2181	Cllrs Donnchadh O'Laoghaire and Michael Frick Murphy
MPS15/2183	Astra Construction